

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – May 16, 2014
121 North LaSalle Street – Room 200**

9:00 A.M.

163-14-S Zoning District: M2-3 Ward: 3
Applicant: U.S Motor Recycling, Inc.
Represented By: Schuyler, Roche & Crisham, PC
Owner: Chicago Title Land Trust, No.: 114753
Premises Affected: 4001-35 South Wells Street and 4004-34 South Wentworth Avenue
Subject: Application for a special use to establish a Class IVA recycling facility.
 • **Approved; resolution pending**

164-14-S Zoning District: B1-1 Ward: 13
Applicant: Andres Valencia/DBA Enzo Hair Studio
Represented By: not applicable
Owner: Armon Marjorie Schmidt
Premises Affected: 5629 West 63rd Street
Subject: Application for a special use to establish a beauty and nail salon.
 • **Continued to June**

165-14-S Zoning District: DX-16 Ward: 42
Applicant: Mark A. Frank
Represented By: not applicable
Owner: Mallers Building, LLC
Premises Affected: 5 South Wabash Avenue, Suite 1708
Subject: Application for a special use to establish a valuable objects dealer.
 • **Approved; resolution pending**

166-14-S Zoning District: B3-1 Ward: 30
Applicant: Devine Hair Studio
Represented By: not applicable
Owner: Chase Universal Service, Inc.
Premises Affected: 3540 North Pulaski Road
Subject: Application for a special use to establish a beauty salon.
 • **Approved; resolution pending**

167-14-S **Zoning District: B3-1** **Ward: 27**
Applicant: Oumou Traore
Represented By: not applicable
Owner: Junior M. Luciano
Premises Affected: 3737 West Division Street
Subject: Application for a special use to establish a hair braiding salon.
 • **Approved; resolution pending**

168-14-S **Zoning District: B1-1** **Ward: 31**
Applicant: U Cutz 4, Inc.
Represented By: not applicable
Owner: Liset Arroyo
Premises Affected: 4341 West Fullerton Avenue
Subject: Application for a special use to establish a barber shop.
 • **Approved; resolution pending**

169-14-S **Zoning District: B3-1** **Ward: 37**
Applicant: Puro Corte, LLC
Represented By: Law Offices of Samuel V.P. Banks
Owner: Engels Jimenez
Premises Affected: 1257 North Pulaski Road
Subject: Application for a special use to establish a barber shop.
 • **Approved; resolution pending**

170-14-S **Zoning District: B3-2** **Ward: 25**
Applicant: 1832 S. Racine, LLC
Represented By: Law Offices of Samuel V.P. Banks
Owner: same as applicant
Premises Affected: 1832 South Racine Avenue
Subject: Application for a special use to establish a residential use below the second floor through the conversion of ground floor commercial space to residential use in an existing two and three-story, six-unit building.
 • **Approved with conditions; resolution pending**

171-14-S **Zoning District: B3-1** **Ward: 30**
Applicant: Addison Mini Mart & Gas, Inc.
Represented By: Law Offices of Samuel V.P. Banks
Owner: Mohammed Iqbal
Premises Affected: 3700-14 West Addison Street
Subject: Application for a special use to establish a gas station with four (4) pump islands, a one-story, 3,450 square foot convenience store with a drive-through lane and ten (10) on-site, accessory, surface parking spaces.
 • **Continued to July**

172-14-Z **Zoning District: B3-1** **Ward: 30**
Applicant: Addison Mini Mart & Gas, Inc.
Represented By: Law Offices of Samuel V.P. Banks
Owner: Mohammed Iqbal
Premises Affected: 3700-14 West Addison Street
Subject: Application for a variation to reduce the minimum lot area from 20,000 square feet to 13,430 square feet and to reduce the west side yard setback from 17.4' to 0' for a proposed gas station with four (4) pump islands, a one-story, 3,450 square foot convenience store with a drive-through lane and ten (10) on-site, accessory, surface parking spaces.

- **Continued to July**

173-14-Z **Zoning District: RM-5** **Ward: 43**
Applicant: Katherine T. Loesch Trust
Represented By: Law Offices of Samuel V.P. Banks
Owner: same as applicant
Premises Affected: 2129 North Sedgwick Street
Subject: Application for a variation to reduce the north side yard setback from 2.73' to 0'; to reduce the combined side yard setback from 6.84' to 4.5'; and, to reduce the rear yard setback from 29.35' to 21' for a proposed four-story addition with a rooftop deck to an existing three-story single family residence with two paved rear parking spaces.

- **Approved; resolution pending**

174-14-S **Zoning District: B3-2** **Ward: 47**
Applicant: Saturn Spa, LLC
Represented By: Anderson & Moore, PC
Owner: 4845 N. Damen, LLC
Premises Affected: 4845 North Damen Avenue
Subject: Application for a special use to establish a nail salon.

- **Denied; resolution pending**

175-14-Z **Zoning District: RS-3** **Ward: 32**
Applicant: Carolyn Demaret
Represented By: Anderson & Moore, PC
Owner: same as applicant
Premises Affected: 3320 North Hoyne Avenue
Subject: Application for a variation to reduce the front yard setback from 15.4' to 13.75' and to reduce the rear yard setback from 34.7' to 22.75' for a proposed two-story single family residence with a below-grade rear connector to a two-car garage with a rooftop deck.

- **Continued to July**

176-14-Z **Zoning District: RT-4** **Ward: 12**
Applicant: The Catholic Bishop of Chicago
Represented By: Anderson & Moore, PC
Owner: same as applicant
Premises Affected: 3600 South Seeley Avenue
Subject: Application for a variation to reduce the rear yard setback from 33.75' to 4.11' to allow the existing convent building to be separated from an existing religious assembly facility and established on its own zoning lot.

- **Approved; resolution pending**

177-14-Z **Zoning District: RT-4** **Ward: 12**
Applicant: The Catholic Bishop of Chicago
Represented By: Anderson & Moore, PC
Owner: same as applicant
Premises Affected: 3601 South Hoyne Avenue
Subject: Application for a variation to reduce the rear yard setback from 46.05' to 7.83' to allow the existing religious assembly facility to be separated from an existing convent building and established on its own zoning lot.

- **Approved; resolution pending**

178-14-Z **Zoning District: RT-4** **Ward: 43**
Applicant: L. Byron Vance III
Represented By: Anderson & Moore, PC
Owner: same as applicant
Premises Affected: 2543 North Burling Street
Subject: Application for a variation to reduce the rear yard setback from 35.14' to 26.75' and to reduce the rear yard open space from 195.78 square feet to 0 square feet for a proposed rear, one-story addition, a south side one-story addition and renovations to an existing rear, three-story deck on an existing three-story single family residence with a detached two-car garage.

- **Approved; resolution pending**

179-14-S **Zoning District: B3-2** **Ward: 40**
Applicant: JJ's Bar, Inc.
Represented By: Law Office of Mark J. Kupiec & Associates
Owner: Ashland Arms
Premises Affected: 6406-10 North Clark Street
Subject: Application for a special use to expand an existing first floor tavern into the basement.

- **Approved; resolution pending**

180-14-Z **Zoning District: B3-2** **Ward: 40**
Applicant: JJ's Bar, Inc.
Represented By: Law Office of Mark J. Kupiec & Associates
Owner: Ashland Arms
Premises Affected: 6406-10 North Clark Street
Subject: Application for a variation to establish a public place of amusement license for a proposed tavern located within 125' of an RS-3 Residential Single-Unit (Detached House) District.

- **Approved; resolution pending**

181-14-S **Zoning District: C1-2** **Ward: 1**
Applicant: Bloomhill Homes, Inc.
Represented By: Law Office of Mark J. Kupiec & Associates
Owner: same as applicant
Premises Affected: 1720 West Ellen Street
Subject: Application for a special use to establish a residential use below the second floor with a two-story rear addition and a third floor addition to an existing two-story, two-unit building and the construction of a detached two-car garage.

- **Approved; resolution pending**

182-14-Z **Zoning District: C1-2** **Ward: 1**
Applicant: Bloomhill Homes, Inc.
Represented By: Law Office of Mark J. Kupiec & Associates
Owner: same as applicant
Premises Affected: 1720 West Ellen Street
Subject: Application for a variation to reduce the rear yard setback from 30' to 0' for a proposed two-story rear addition and a third floor addition to an existing two-story, two-unit building and the construction of a detached two-car garage.

- **Approved; resolution pending**

183-14-S **Zoning District: B3-5** **Ward: 25**
Applicant: Chicago America Real Estate, LLC
Represented By: Law Office of Mark J. Kupiec & Associates
Owner: same as applicant
Premises Affected: 251-69 West Cermak Road
Subject: Application for a special use to expand a previously approved hotel through the addition of a fifth floor, increasing the overall room count from 72 to 108.

- **Approved with conditions; resolution pending**

184-14-S **Zoning District: B3-1** **Ward: 18**
Applicant: Checkers Drive-In Restaurants, Inc.
Represented By: McCormick & Friman, LLC
Owner: 7900 S. Western Building, LLC
Premises Affected: 7900 South Western Avenue
Subject: Application for a special use to establish a restaurant with one drive-through lane.

- **Approved with conditions; resolution pending**

185-14-S **Zoning District: DX-3** **Ward: 3**
Applicant: Harbor Side Development, LLC
Represented By: Neal & Leroy, LLC
Owner: Kevin Flaherty
Premises Affected: 1900 South Calumet Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed four-story, three-unit townhouse development and a proposed four-story, four-unit townhouse development.

- **Approved; resolution pending**

186-14-Z **Zoning District: DX-3** **Ward: 3**
Applicant: Harbor Side Development, LLC
Represented By: Neal & Leroy, LLC
Owner: Kevin Flaherty
Premises Affected: 1900 South Calumet Avenue
Subject: Application for a variation to reduce the west front wall setback from 3' to 0'; to reduce the south end wall setback from 3' to 0' on the western half of the lot; to reduce the separation between the rear walls of two rows of townhomes from 30' to 0'; and, to provide the private yard open space on a deck more than 4' above grade for a proposed four-story, three-unit townhouse development and a proposed four-story, four-unit townhouse development.

- **Approved; resolution pending**

375-12-Z **Zoning District: RS-3** **Ward: 40**
Applicant: Landtrust of Carol J. Hunniford
Represented By: Law Offices of Samuel V.P. Banks
Owner: same as applicant
Premises Affected: 2938 West Bryn Mawr Avenue
Subject: Application for a variation to reduce the required east side yard setback from 4' to 0' (west side yard setback at 3.77') and reduce the total combined yard setback from 7' to 3.77' for a 7' x 100.27' linear feet solid wood fence.

- **Continued to August**

2:00 P.M.

187-14-S **Zoning District: B3-2** **Ward: 12**
Applicant: Charles Lopez of Exotic Body Creations, Inc./DBA Ageless Arts Tattoo and Body Piercing Studios
Represented By: not applicable
Owner: same as applicant
Premises Affected: 2407 South Kedzie Avenue
Subject: Application for a special use to establish a tattoo and body piercing studio.
 • **Approved; resolution pending**

188-14-S **Zoning District: B3-5** **Ward: 46**
Applicant: Barbara Ciborowski
Represented By: Gordon and Pikarski
Owner: Montrose Apartments 62, LLC
Premises Affected: 842 West Montrose Avenue
Subject: Application for a special use to establish a nail salon.
 • **Approved; resolution pending**

189-14-Z **Zoning District: RM-5** **Ward: 43**
Applicant: Kenneth H.M. Leet
Represented By: Rolando Acosta
Owner: same as applicant
Premises Affected: 431-33 West Webster Avenue
Subject: Application for a variation to reduce the front yard setback from 14.15' to 13.14' and to reduce the west side yard setback from 3.2' to 0.5' for a proposed front stair reaching a point higher than 6' above-grade on an existing three-story, two-unit building with two detached two-car garages.
 • **Approved; resolution pending**

190-14-Z **Zoning District: RM-4.5** **Ward: 2**
Applicant: Hastings Builders, Inc.
Represented By: Schain, Banks, Kenny & Schwartz, Ltd
Owner: same as applicant
Premises Affected: 1637 North Burling Street
Subject: Application for a variation to reduce the rear yard setback from 33.6' to 0' for a proposed three-story single family residence with a below-grade rear connector to a two-car garage with a rooftop deck.
 • **Approved; resolution pending**

191-14-S **Zoning District: DX-7** **Ward: 3**
Applicant: SP Michigan, LLC
Represented By: Schain, Banks, Kenny & Schwartz, Ltd
Owner: 1250 S Michigan Commercial, LLC
Premises Affected: 1250 South Michigan Avenue
Subject: Application for a special use to establish seventeen (17) off-site, accessory parking spaces to serve the proposed conversion of an existing seven-story building located at 1323 South Michigan Avenue into a 30-unit building with ground floor commercial space.

- **Continued to July**

192-14-Z **Zoning District: DX-7** **Ward: 3**
Applicant: SP Michigan, LLC
Represented By: Schain, Banks, Kenny & Schwartz, Ltd
Owner: same as applicant
Premises Affected: 1323 South Michigan Avenue
Subject: Application for a variation to reduce the 21-space off-street parking requirement by no more than 20%, to 17-spaces, and to eliminate one 10' x 25' x 14' loading berth for the proposed conversion of an existing seven-story building into a 30-unit building with ground floor commercial space.

- **Continued to July**

193-14-Z **Zoning District: C1-2** **Ward: 3**
Applicant: Allan R. Mourillon, P.E.
Represented By: Stuttley Group
Owner: same as applicant
Premises Affected: 326-30 West 47th Street
Subject: Application for a variation to reduce the east side yard setback from 5' to 0' for a proposed 8' high, iron fence.

- **Continued to July**

194-14-Z **Zoning District: B1-2** **Ward: 47**
Applicant: STRS L3 ACQ3, LLC
Represented By: DLA Piper, LLP
Owner: Lincrosc Realty Corporation
Premises Affected: 3355 North Lincoln Avenue
Subject: Application for a variation to eliminate their one 10' x 25' x 14' off-street loading space for a proposed two-story, 12,000 square foot retail building.

- **Approved with conditions; resolution pending**

195-14-Z **Zoning District: RT-4** **Ward: 27**
Applicant: 1007 N. Cleveland Development Corporation
Represented By: Thompson Coburn, LLP
Owner: 450 W. Oak, LLC
Premises Affected: 1013-15 North Cleveland Avenue
Subject: Application for a variation to reduce the west end wall setback from 12' to 6' and to reduce the separation between the end walls of two rows of townhomes from 10' to 9' for a proposed two-story, 13-unit townhouse development with 26 on-site parking spaces.

- **Continued to July**

196-14-Z **Zoning District: RT-4** **Ward: 27**
Applicant: 1017 N. Cleveland Development Corporation
Represented By: Thompson Coburn, LLP
Owner: 450 W. Oak, LLC
Premises Affected: 1017-19 North Cleveland Avenue
Subject: Application for a variation to reduce the west end wall setback from 12' to 6' and to reduce the separation between the end walls of two rows of townhomes from 10' to 9' for a proposed two-story and three-story, 26-unit townhouse development with 52 on-site parking spaces.

- **Continued to July**

197-14-Z **Zoning District: RM-5** **Ward: 27**
Applicant: 450 W. Oak Development Corporation
Represented By: Thompson Coburn, LLP
Owner: 450 W. Oak, LLC
Premises Affected: 434-44 West Oak Street
Subject: Application for a variation to reduce the front yard setback from 7.32' to 5.67'; to reduce the east side yard setback from 5' to 3'; to reduce the west side yard setback from 5' to 0' at the rear of the lot only to allow a surface parking space; to reduce the combined side yard setback from 24.89' to 9.58'; to reduce the rear yard setback from 18.3' to 9'; and, to reduce the rear yard open space from 398 square feet to 0 square feet for a proposed three-story, nine-unit building with 12 on-site parking spaces.

- **Continued to July**

198-14-Z **Zoning District: RM-5** **Ward: 27**
Applicant: 450 W. Oak Development Corporation
Represented By: Thompson Coburn, LLP
Owner: 450 W. Oak, LLC
Premises Affected: 448-54 West Oak Street
Subject: Application for a variation to reduce the front yard setback from 7.32' to 5.67'; to reduce the east side yard setback from 13.4' to 0'; to reduce the rear yard setback from 18.3' to 9'; and, to reduce the rear yard open space from 428 square feet to 0 square feet for a proposed three-story, nine-unit building with 12 on-site parking spaces.

- **Continued to July**

199-14-S **Zoning District: C1-2** **Ward: 16**
Applicant: EdisonLearning, Inc.
Represented By: Schiff Hardin, LLP
Owner: North Community Bank
Premises Affected: 5257 South Ashland Avenue
Subject: Application for a special use to establish a high school.

- **Withdrawn**

200-14-S **Zoning District: B1-1** **Ward: 26**
Applicant: EdisonLearning, Inc.
Represented By: Schiff Hardin, LLP
Owner: Christian Fellowship Flock, NFP
Premises Affected: 2421-23 West Division Street
Subject: Application for a special use to establish a high school.

- **Approved with conditions; resolution pending**

201-14-S **Zoning District: RM-5/B1-1** **Ward: 26**
Applicant: EdisonLearning, Inc.
Represented By: Schiff Hardin, LLP
Owner: Christian Fellowship Flock, NFP
Premises Affected: 2443-45 West Division Street
Subject: Application for a special use to establish forty-two (42) off-site, required, accessory parking spaces within an existing surface parking lot to serve the proposed high school to be located at 2421-23 West Division Street.

- **Approved; resolution pending**

202-14-S **Zoning District: M1-2** **Ward: 6**
Applicant: RS Fuels
Represented By: Law Offices of Victor J. Cacciatore
Owner: same as applicant
Premises Affected: 7453 South State Street
Subject: Application for a special use to establish a gas station with a convenience store with one drive-through lane and a one-lane automatic car wash.

- **Continued to July**

203-14-Z **Zoning District: M1-2** **Ward: 6**
Applicant: RS Fuels
Represented By: Law Offices of Victor J. Cacciatore
Owner: same as applicant
Premises Affected: 7453 South State Street
Subject: Application for a variation to reduce the minimum lot area from 20,000 square feet to 15,738 square feet for a proposed gas station with a convenience store and a one-lane automatic car wash.

- **Continued to July**

204-14-S **Zoning District: M2-1** **Ward: 26**
Applicant: Blast Fitness Group, LLC
Represented By: Law Offices of Victor J. Cacciatore
Owner: Jos. Cacciatore & Co. Real Estate
Premises Affected: 3518 West Division Street
Subject: Application for a special use to establish a physical fitness center.

- **Approved; resolution pending**

205-14-Z **Zoning District: B3-2** **Ward: 8**
Applicant: Family Den Lounge
Represented By: Paul J. Montes, II
Owner: Charles Gordon, Jr.
Premises Affected: 8940-44 South Stony Island Avenue
Subject: Application for a variation to establish a public place of amusement license to permit an existing tavern, located within 125' of an RS-3 Residential Single-Unit (Detached House) District, to provide live entertainment, dj and dancing.

- **Approved; resolution pending**

206-14-S **Zoning District: C2-2** **Ward: 21**
Applicant: Cash American, Inc. of Illinois/DBA Cash America Jewelry and Loan of Chicago
Represented By: Del Galdo Law Group, LLC
Owner: Blue Jay, LP
Premises Affected: 9011 South Ashland Avenue
Subject: Application for a special use to establish a pawn shop.
 • **Withdrawn**

CONTINUANCES

334-13-S **Zoning District: DR-7** **Ward: 2**
Applicant: 850, LLC
Represented By: Law Offices of Samuel V.P. Banks
Owner: same as applicant
Premises Affected: 850 North DeWitt Place
Subject: Application for a special use to establish fifty-seven (57) public, leased or rented parking spaces in an existing 127-space parking garage.
 • **Approved with conditions; resolution pending**

105-14-S **Zoning District: C1-2** **Ward: 49**
Applicant: Ombudsman Educational Services, Ltd.
Represented By: DLA Piper, LLP
Owner: Howard Damen, LLC
Premises Affected: 2017-19 West Howard Street
Subject: Application for a special use to establish a high school.
 • **Withdrawn**

123-14-S **Zoning District: C2-2** **Ward: 6**
Applicant: Transportation Maintenance, Inc.
Represented By: Law Office of Gerald S. McCarthy
Owner: same as applicant
Premises Affected: 8001 South Dr. Martin Luther King Jr. Drive
Subject: Application for a special use to establish twelve (12) off-site, required, accessory parking spaces to serve a motor vehicle repair shop located at 8000 South Dr. Martin Luther King Jr. Drive.
 • **Approved; resolution pending**

129-14-S **Zoning District: B3-2** **Ward: 2**
Applicant: Gary Mikhailov
Represented By: Law Office of Mark J. Kupiec & Associates
Owner: same as applicant
Premises Affected: 921 North Damen Avenue
Subject: Application for a special use to establish a business live/work space unit on the ground floor of an existing four-story building with three units above the ground floor.

- **Continued to July**

134-14-Z **Zoning District: RT-4** **Ward: 43**
Applicant: Thomas Holl
Represented By: Law Office of Mark J. Kupiec & Associates
Owner: same as applicant
Premises Affected: 810 West Altgeld Street
Subject: Application for a variation to reduce the north side yard setback from 2' to 0'; to reduce the south side yard setback from 2' to 0'; and, to reduce the combined side yard setback from 5' to 0' for a proposed three-story, rear open deck and a third floor addition to an existing two-unit building being converted to a single family residence with a rooftop deck proposed to be added to an existing detached two-car garage.

- **Approved; resolution pending**

139-14-Z **Zoning District: RT-3.5** **Ward: 44**
Applicant: Nick Canning
Represented By: not applicable
Owner: same as applicant
Premises Affected: 3749 North Greenview Avenue
Subject: Application for a variation to reduce the rear yard setback from 34.3' to 0' for a proposed one-story rear connector between an existing three-story single family residence and a two-car garage.

- **Approved; resolution pending**

141-14-Z **Zoning District: RS-3** **Ward: 31**
Applicant: Blanca Barrera
Represented By: not applicable
Owner: same as applicant
Premises Affected: 4857 West Wolfram Street
Subject: Application for a variation to reduce the west side yard setback from 2.17' to 0'; to reduce the combined side yard setback from 5.43' to 3.61'; and, to reduce the rear yard setback from 37.54' to 35' for a proposed one-story rear addition to an existing two-unit building with a detached two-car garage.

- **Continued to July**

144-14-Z **Zoning District: RT-3.5** **Ward: 44**
Applicant: Kevin and Rita Powers
Represented By: Anderson & Moore, PC
Owner: same as applicant
Premises Affected: 1435 West Roscoe Street
Subject: Application for a variation to exceed the existing floor area of 6,658 square feet by not more than 15% to 6,772 square feet for a proposed rear, one-story addition, with a roof deck, to an existing three-story single family residence.

- **Approved; resolution pending**

151-14-Z **Zoning District: RS-3** **Ward: 32**
Applicant: 3114 N. Southport, LLC
Represented By: Law Offices of Samuel V.P. Banks
Owner: same as applicant
Premises Affected: 3114 North Southport Avenue
Subject: Application for a variation to reduce the north side yard setback from 2' to 0.5'; to reduce the combined side yard setback from 4.8' to 2.75'; to reduce the rear yard setback from 37.5' to 33.92'; to reduce the rear yard open space from 900 square feet to 203 square feet; to exceed the existing height of 31.25' by not more than 10% to 33.71'; and, to exceed the existing floor area of 4,466.4 square feet by not more than 15% to 5,081.1 square feet for the proposed conversion of the existing 2.5-story, five-unit building into a three-story, four-unit building with three surface parking spaces.

- **Approved; resolution pending**

152-14-S **Zoning District: B3-2** **Ward: 3**
Applicant: Diya 55th State, LLC
Represented By: Law Offices of Samuel V.P. Banks
Owner: Chicago Title Trust, No.: 21148
Premises Affected: 2-4 West Garfield Boulevard/5454 South State Street
Subject: Application for a special use to establish a restaurant with one drive-through lane.

- **Approved with conditions; resolution pending**

91-14-S **Zoning District: B3-2** **Ward: 28**
Applicant: James L. Harris/DBA Chicago Born Losers
Represented By: not applicable
Owner: same as applicant
Premises Affected: 4420 West Madison Street
Subject: Application for a special use to establish a private club.

- **Approved; resolution pending**